

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Thursday, August 19, 2010 1:57 PM
To: schneider, marchant
Cc: Cody Francis; Chris Mohn; Claus Bader; Kenneth Theurich; Kevin Lewis
Subject: HS-7 Draft Conditions, Revised SPEX/ZMAP Plat, and graphics
Attachments: ltrschneiderpcphsubaug192010.doc; CONDITIONS-DRAFT 08-12-10.docx; Sara Howard-O'Brien.vcf

Marchant: I am attaching a draft letter to you for the revised SPEX/ZMAP Plat. This letter explains the revisions that have been made to the plat. Primarily, changes have been incorporated to address referral comments/conditions, reflect the change in the approach for the Goshen Road abandonment, and specifically to provide a plat sheet depicting the transportation improvements that can be referenced by the proposed SPEX conditions. Let me know how many copies of the revised plat you want. **I'm having Bowman bring over one hard copy and send electronically, asap.**

Also attached are the draft conditions with red-line requested changes. Mostly, the changes are format per our discussion re the transportation improvements. As recommended, we have amended Sheet 7 of the SPEX Plat to provide a road improvements map that will clearly depict what is to be done prior to the occupancy of the HS. A cash-in-lieu contribution condition has been set up for the trail connection to the park site (south of the high school) because the park has not been dedicated nor constructed and a cash-in-lieu contribution for the parking area on the park site that had to be adjusted as a result of Road B. I am expecting the contribution amounts shortly and will forward those as soon as I have them. I also note that with regard to condition 9.c. the roof on the two story ES does not have a canopy (the old 1 story did but not the two story). I have asked Construction for language that would be reflective of the design that could be incorporated into the conditions. with regard to condition 11, we do not expect to have any required wetland mitigation with this site so we have changed the language accordingly. The condition could actually be deleted for this particular property. Condition 14, public uses do not bond. Condition 16, Construction advises that there is a separate agreement with P&R for use and the preference is to use that agreement to avoid any discrepancy between the two.

Once you have had a chance to review these requests, please let me know your thoughts. Thank you for the opportunity to review. I have double checked our referral responses and believe all of the commitments are either captured on the SPEX plat or in these conditions. Finally, I am coping our team on this email and may have additional input but didn't want to delay any longer in your getting these items.

Reminder: conditions need to be sent to VDOT for review and as soon as you have the legal ad from Cty Attorney, we need for our first notice letter (goes out on the 25th). Thanks. I also owe you the proffer statement for the 3 acre zoning which I will do next! Sara

Sara Howard-O'Brien
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August 19, 2010

Mr. Marchant Schneider
Loudoun County Planning Department
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20177

Re: ZMAP 2010-0001 and SPEX 2010-0003, HS-7 Dulles South and Elementary School, Goshen Road Assemblage, Revised SPEX Plat to Address Referral Comments

Dear Marchant:

Please find enclosed the revised SPEX/ZMAP Plat, last revised August 18, 2010, to address referral agency responses and the amended request for the Goshen Road abandonment for the proposed HS-7 high school and elementary school at the Goshen Road Assemblage in Dulles South. We are providing 10 sets of the revised ZMAP/SPEX Plat. Please note that the following changes have been incorporated into the Plat:

- Cover Sheet: Revised end of first sentence of Note 12 to reflect change in segment of Goshen Road proposed for abandonment, reading "...south to the intersection with planned Access Road B" instead of "...south to Braddock Road"; changed sheet legend to reflect revised name for Sheet 7 ("Road Improvements Map").
- Sheet 3: Reconciled limits of tree preservation area located west of stadium complex with site plan design (resulted in increased tree preservation and corresponding decrease in re-forestation area stemming from the realigned sewer line as recommended by staff to minimize impacts to green infrastructure elements); changed note regarding Goshen Road abandonment to read as follows: "Existing Goshen Road to be abandoned from this point south to Road B."
- Sheet 5: Changed width of trail proposed along east side of Northstar Boulevard from 8' to 10' and removed "by others" label for same; added phase line label.
- Sheet 7: Added exhibit identifying transportation improvements to be completed with HS-7 construction per draft SPEX conditions; re-titled "Road Improvements Map."
- ALL SHEETS: Added revision date (8/18/2010).

LCPS/Goshen Road Assemblage
ZMAP 2010-0001/SPEX 2010-0003
August 19, 2010

If you have any questions or need additional information, please advise. Thank you for your continued assistance and guidance.

Sincerely,

Sara Howard-O'Brien, AICP
Land Management Supervisor

**SPEX 2010-0003
HS -7 DULLES SOUTH HIGH SCHOOL AND ELEMENTARY SCHOOL
GOSHEN ROAD ASSEMBLAGE
CONDITIONS OF APPROVAL
(August 11, 2010)
(DRAFT)**

1. **Substantial Conformance.** The High School and Elementary School use and associated recreational facilities shall be developed in substantial conformance with Sheet 1, Sheet 3, and Sheet 5 (together comprising and herein referred to as the "Special Exception Plat") of the plan set entitled HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage, Special Exception Plat (SPEX 2010-0003), Zoning Map Amendment (ZMAP 2010-0001), prepared by Bowman Consulting Group, Ltd., dated March 8, 2010, revised through July 22, 2010 (the "Plans") and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for a 23.24 acre portion of Tax Map /100////////54/ (PIN# 247-28-4151) and all of Tax Map /100///2////4/ (PIN# 247-17-3577), Tax Map /100///6////2/ (PIN# 247-17-8636), Tax Map /100///6////1/ (PIN# 248-47-9789), Tax Map /100////////31B (PIN# 248-47-8669), Tax Map /100///2////3/ (PIN# 248-47-8234), Tax Map /100///2////2/ (PIN# 248-37-9082), Tax Map /100///2////1/ (PIN# 248-37-9637), Tax Map /100////////33/ (PIN# 248-38-2718), and Tax Map /100////////36A (PIN# 248-48-6530), (the "Property"), shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Uses Permitted.** This Special Exception grants approval for a High School use, Elementary School use, accessory uses and associated recreational facilities, as defined by the Revised 1993 Loudoun County Zoning Ordinance, in the TR-1UBF (Transitional Residential -1) Zoning District. The cumulative total square footage of the High School and Elementary School buildings, exclusive of accessory uses and recreational facilities, shall not exceed 397,000 square feet.
3. **Period of Validity.** The special exception permit for High School use and Elementary School use shall be valid for a period of twenty (20) years from the date on which the Special Exception application is approved.
4. **Lot Consolidation / Boundary Line Adjustment.** A Boundary Line Adjustment Lot Consolidation to combine the subject parcels into a single parcel shall be required prior to or in conjunction with site plan approval for the Property.

5. **Public Utilities.** Public utilities shall be utilized and provided to the Property prior to, or in conjunction with, the occupancy permit for the High School use.
6. **Transportation Improvements.** The following transportation improvements as depicted on Sheets 5 (Pedestrian Circulation Map) and 7 (Transportation Network Map) of the Special Exception Plat shall be open to traffic prior to, or in conjunction with the first occupancy permit for the Property, unless otherwise noted.
 - a. **Northstar Boulevard (Route 659 Relocated).** ~~Prior to or in conjunction with construction of the High School use, the Applicant shall construct a two-lane section of the planned urban six-lane, median divided (U6M) minor arterial roadway known as Route 659 Relocated from Tall Cedars Parkway south to Braddock Road (Route 620/ Route 705) including any additional construction necessary to tie the existing roads into the Northstar Boulevard improvement. as depicted on Sheet 3 the Special Exception Plat. Such construction shall include necessary turn lanes required to meet VDOT and County standards and such improvements otherwise noted in these Conditions and/or depicted on the Special Exception Plat.~~
 - b. **Braddock Road (Route 620/Route 705).** ~~Prior to or in conjunction with construction of the High School use, the Applicant shall construct a two-lane section of the planned urban four-lane, median divided (U4M) major collector roadway known as Braddock Road from the end of existing pavement in the vicinity of Great Berkhamstead Drive west to Northstar Boulevard, (approximately 450 feet), plus transitioning into the existing unpaved two-lane Braddock Road.~~
 - c. **Braddock Road / Northstar Boulevard Intersection.** ~~In conjunction with construction of Northstar Boulevard and Braddock Road as described in Conditions 6(a) and 6(b) above, the following turn lane improvements shall be provided by the Applicant:~~
 - i. Separate westbound right turn lane on Braddock Road (to northbound Northstar Boulevard);
 - ii. Separate southbound left turn lane on Northstar Boulevard (to eastbound Braddock Road);
 - d. **Road A.** ~~Prior to or in conjunction with construction of the High School use, the Applicant shall construct a two-lane undivided roadway between Goshen Road (Route 616) and planned Northstar Boulevard in accordance with CPAP 2010-0025, HS 7 Dulles South High School. Such construction shall include necessary turn lanes required to meet VDOT and County standards and such~~

~~improvements otherwise noted in these Conditions and/or depicted on Sheet 3 of the Special Exception Plat. Conduct warrant studies as required by VDOT for the all-way stop control.~~

- e. Road B. ~~Prior to or in conjunction with construction of the High School use, the Applicant shall construct a two-lane undivided roadway between the Property and planned Northstar Boulevard in accordance with CPAP 2010-0045, Kirkpatrick Farms West Route 659 Relocated. Such construction shall include necessary turn lanes required to meet VDOT and County standards and such improvements otherwise noted in these Conditions and/or depicted on Sheet 3 of the Special Exception Plat. Conduct warrant studies as required by VDOT for the all-way stop control.~~

f. Trails / Sidewalks.

- i. Northstar Boulevard. ~~Prior to or in conjunction with construction of the High School use, the Applicant shall construct a ten foot (8'-10') wide pedestrian trail along the east side of the two-lane section of Northstar Boulevard described in Condition 6(a) above between Tall Cedars Parkway and Braddock Road and as depicted on Sheet 5 of the Special Exception Plat.~~
- ii. Road A. ~~Prior to or in conjunction with construction of the High School use, the Applicant shall construct a ten foot (10') wide multi-use trail along the south side and a minimum five foot (5') wide sidewalk on the north side of the two-lane section Road A described in Condition 6(d) above and as depicted on Sheet 5 of the Special Exception Plat.~~
- iii. Road B. ~~Prior to or in conjunction with construction of the High School use, the Applicant shall construct a ten foot (10') wide multi-use trail along the north side and a minimum five foot (5') wide sidewalk on the south side of the two-lane section Road B described in Condition 6(e) above and as depicted on Sheet 5 of the Special Exception Plat.~~
- g. Crosswalks/Internal sidewalks and trails ~~Prior to or in conjunction with construction of the High School use, subject to VDOT approval, the Applicant shall construct pedestrian crossings as depicted on Sheet 5 of the Special Exception Plat. Additionally, the on-site pedestrian circulation network will be constructed in phases with each school as depicted on Sheet 5 of the Special Exception Plat. In lieu of construction of the multi-use pedestrian trail south of the high school parking lot on the future C.D. Smith proffered public park site, a cash contribution shall be made to the County in the amount of _____ to be used for the future construction of this trail when the park~~

site is developed. The amount of such payment shall escalate annually from the base year of 2010 and shall change effective each January 1st thereafter, based on the Consumer Price Index (CPI-U).

- h. C.D. Smith Proffered Public Park Parking Lot. A cash contribution in the amount of _____ shall be made to the County for the future construction of the parking area to be located north of Road B on the future public park. The amount of such payment shall escalate annually from the base year of 2010 and shall change effective each January 1st thereafter, based on the Consumer Price Index (CPI-U).
- i. Off-site Right-of-Way / Easements. If off-site right-of-way and/or an easement needed for any of the transportation improvements specified in these conditions is not available, the Applicant shall make a good faith effort to purchase the same at fair market value. Where, after good faith efforts, right-of-way and/or an easement cannot be obtained either voluntarily or through purchase by the Applicant, then the Applicant shall request the County to acquire such right-of-way and/or easement by appropriate eminent domain proceedings, with all reasonable and customary costs associated with such eminent domain proceedings to be borne by the Applicant, including, but not limited to, the land acquisition costs and appraisal fees. The initiation and prosecution of such eminent domain proceedings shall be solely within the discretion of the County. ~~In the event the County elects not to initiate or prosecute such eminent domain proceedings, the Applicant shall have no further responsibility to acquire such right of way and/or easement. In the event the County elects to defer the initiation of eminent domain proceedings, the Applicant's obligation to acquire off site right of way or an easement shall be similarly deferred, but development of the Property may proceed if the Applicant posts a cash or surety bond in an amount equal to the cost of construction of the off site roadway improvements specified in these conditions plus a reasonable allowance for estimated administrative costs, inflation, and potential damage to existing roads or utilities.~~
- j. Bus Use of Unpaved Sections of Goshen Road. The Loudoun County Public Schools Bus Transportation Division will restrict school bus usage of the unpaved portion of Goshen Road north of the Property to the pick-up and drop-off of students residing on that segment of road unless traffic conditions otherwise warrant use of the unpaved section. Additionally, although the Loudoun County Public Schools lacks control over private vehicles using the unpaved portion of Goshen Road, the school district shall provide information to parents, students who drive to school, and school staff for the best routes to use for travel to the school that would avoid that portion of Goshen Road.

7. **Lighting.** Site lighting shall conform to Section 5-1500 of the Revised 1993 Loudoun County Zoning Ordinance and Sections 7.110 and 7.120 of the Facilities Standards Manual (FSM). The following standards shall also apply:
- a. **Light Fixtures.** Exterior building lighting and parking lot lighting shall be full cutoff and fully shielded and shall direct light downwards and into the interior of the Property and away from surrounding public roads and properties.
 - b. **Exterior Building Lighting.** Exterior building lighting ~~associated with~~ attached to the High School, Elementary School and accessory use buildings, including security lighting, shall not exceed a maximum average illumination of five (5) foot-candles at grade level unless otherwise required by law, ordinance, or regulation.
 - c. **Parking Lot Lighting.** Parking lot lighting shall not exceed a maximum average illumination of two (2) foot-candles at grade level. Parking Lot Lighting shall be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first.
 - d. **Athletic Field Lighting.** Installation of Athletic Field Lighting shall be in accordance with Section 5-1504 of the Revised 1993 Loudoun County Zoning Ordinance and shall be limited to the High School stadium and High School baseball and softball fields. Such lighting shall be directed inward and downward toward the fields and shall incorporate a reflector technology system that directs light onto the field and minimizes glare and spillage onto adjacent residential uses. Athletic Field Lighting shall be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first.
 - e. **Height of Light Fixtures.** The mounting height of any exterior light fixture shall not exceed 20 feet, except for light poles for athletic fields, which shall not exceed 80 feet in height. Height shall be measured from the ground to the bottom of the light fixture.
8. **Noise.** Installation and use of an outdoor public address system shall be limited to the High School stadium and the High School baseball and softball fields. Noise emanating from the public address system shall not exceed 60 dBA at the western and southern Property boundary. Use of the public address system shall be prohibited after 11 p.m. and before 8 a.m.
9. **Architectural Design Elements.** The High School and Elementary School building design shall avoid the use of continuous plane building surfaces and wherever practicable break up large building segments into smaller segments through the use of fenestration and setbacks. The Applicant shall incorporate the following design elements:

- a. Classroom Areas. Classroom areas shall contain double hung and sliding windows.
 - b. Building Accent Materials. School building accent materials shall include horizontal bands around the building to minimize the appearance of height.
 - c. Roof Materials. Roofing materials shall include a standing seam metal roofed canopy along the front of each the High School building to break up building facades and minimize the appearance of height.
10. **Stormwater Management.** The Applicant shall provide a minimum of two (2) Low-Impact Development (LID) design measures in the general locations shown as "Potential SWM/BMP Facility" on the Special Exception Plat. In designing such facilities, the Applicant shall consult with the Department of Building and Development to identify and implement LID measure(s) deemed likely to be effective based on the physical characteristics of the Property. Where ponds are proposed to meet this requirement, such ponds shall be detention ponds (wet ponds) or enhanced extended-detention basins or similar facilities, and shall be maintained in accordance with the County's Stormwater Management Ordinance, currently set forth in Chapter 1096 of the Codified Ordinances of Loudoun County. The LID measure(s) will be designed and implemented in accordance with applicable provisions of the FSM.

11. **Wetland Mitigation.** Should wetland mitigation be required for any wetland and stream impacts determined to be unavoidable in conjunction with the permitting process for development of the Property, the Applicant shall provide wetland mitigation in the following priority order: 1) onsite, 2) within the Broad Run Watershed within the same Loudoun County geographic Planning Policy Area, 3) within the Broad Run Watershed Area within another Loudoun County geographic Planning Policy Area, or 4) elsewhere within Loudoun County, subject to approval by the U.S. Army Corps of Engineers (Corps) and the Virginia Department of Environmental Quality (DEQ).
12. **Bus Parking Area - Oil / Water Separator.** Stormwater runoff from school bus parking areas shall be routed to an oil and water separator for treatment prior release onto the Property.
13. **Buffering and Screening.** Planting Enhancements shall be provided adjacent to the High School Bus Loop and Entrance Area and within side and rear yard buffers as depicted on Sheet 3 of the Special Exception Plat. A landscaped berm shall be provided along the High School Parking Area as depicted on Sheet 3 of the Special Exception Plat.
14. **Reforestation Area.** The area shown on Sheet 3 of the Special Exception Plat as "Reforestation Area" shall be established prior to first Occupancy Permit. The size, amount, and species of the supplemental plantings shall be determined in consultation with the County Urban Forester. The Applicant shall utilize native species for new plant material, as determined in consultation with the County Urban Forester, to the maximum extent possible. All required supplemental plantings and existing trees shall be depicted on the site plan, and all supplemental plantings shall be bonded prior to the first site plan approval, and be installed prior to the first Occupancy Permit.
15. **Tree Save Area.** Within the area identified on Sheet 6 3 of the Special Exception Plat as "Tree Save Area," the Applicant shall preserve healthy trees consistent with the "Tree Save Narrative" described on Sheet 3 of the Special Exception Plat.
- ~~16. **Use of Recreational Facilities.** Playing fields associated with the Elementary School use shall be permitted to be utilized by the County Department of Parks, Recreation, and Community Services (PRCS) when not programmed for athletic competition and/or practice by Loudoun County Public Schools (LCPS). There is a separate agreement with P&R for use of the fields.~~
17. **Fire-Rescue Thru Access.** The segment of Goshen Road that crosses the site shall remain passable and available to fire and rescue emergency vehicles until such time as Road A, Road B and Northstar Boulevard (between Tall Cedars Parkway and Braddock Road) are open to traffic. The Applicant shall work with the County

Office of Fire, Rescue and Emergency Management to determine the appropriate barricade that will allow ready access to Fire and Rescue vehicles.

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